

CITY OF MINNEAPOLIS

At a Glance: Northrop

Department of Regulatory Services

January 16, 2015



Glossary

Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
 - It is vacant and boarded for more than 60 days
 - It is determined to be unsafe
 - An inspector cites specific hazards
 - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
 - Utilities to it have been discontinued or
 - There is a housing hygiene problem as determined by the Housing Inspections Department.

COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
 - Condemned requiring a code compliance inspection
 - Unoccupied and unsecured for five days or more
 - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
 - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
 - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
 - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

Northrop Profile

as of 1/16/14

Total Parcels

Parcels w/ Land Use Detail	1800
Rental Licenses	168
Parcels with Rental Licenses	173
Rental Units	294
Average Rental Units	1.69
Rentals / Total Residential	9.6%

All violations & police calls

<u>Parcels</u>	<u>Violations</u>
Interior Violations	108
Exterior Violations	68
Fire Violations	27
Nuisance Violations	482
All Violations	587
Total Police Calls	448

Parcels with Serious Flags

<u>Past 2 years</u>	<u>Current</u>
VBR	7
Condemned	0
Illegal Occupancy	10
PPU	0
Good Cause 7+ Scores	NA
COP	3
Abate List	93*

*Abate list data information is only stored for 6 month periods

Rental Licenses by

<u>Unit Count</u>	<u>Count</u>	<u>%</u>	<u>%</u>
1	104	60.1%	60.1%
2	53	30.6%	90.8%
3	9	5.2%	96.0%
4	2	1.2%	97.1%
5	1	0.6%	97.7%
7	1	0.6%	98.3%
11	2	1.2%	99.4%
15+	1	0.60%	100%
Grand Total	173	100.0%	100%

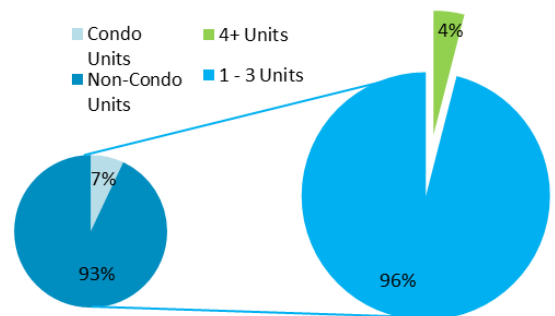
Land Use Assessor

(when descriptions available)

<u>Count</u>	<u>%</u>
Vehicle Related Use	4
*Group Residence	3
*Mixed Comm., Res, Apt.	4
Office	4
Retail	11
Institution, School, Church	6
Comm Work Shop	2
Common Area	0
Industrial warehouse/factory	0
Bar, Restaurant, Club, Entertain.	0
Utility	0
*Multi Family (Residential)	125
*Single Family (Residential)	1627
Sport or Recreation Facility	2
Garage or Misc Residential	1
Misc. Commercial	1
Vacant Land	10
Grand Total	1800

*Includes Residential Use

Rental License Breakdown by Paid Units



Northrop Demographic Profile

Northrop Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	4,568	1,054	3,514	2,074	2,493	1,948	1,812	136
Percentage	100.0%	23.1%	76.9%	45.4%	54.6%	100.0%	93.0%	7.0%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other	Two or More Races
Number	3,714	311	286	105	101	10	41
Percentage	81.30%	6.81%	6.26%	2.30%	2.21%	0.22%	0.90%

Data Source:	2008-2012 American Community Survey					2008-2012 American	2008-2012 American			
Category:	Education					Language	Income			
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	90	403	943	1,241	615	3,749	495	452	421	941
Percentage	2.0%	8.8%	20.6%	27.2%	13.5%	82.1%	10.8%	24.9%	23.2%	51.9%

Notes:

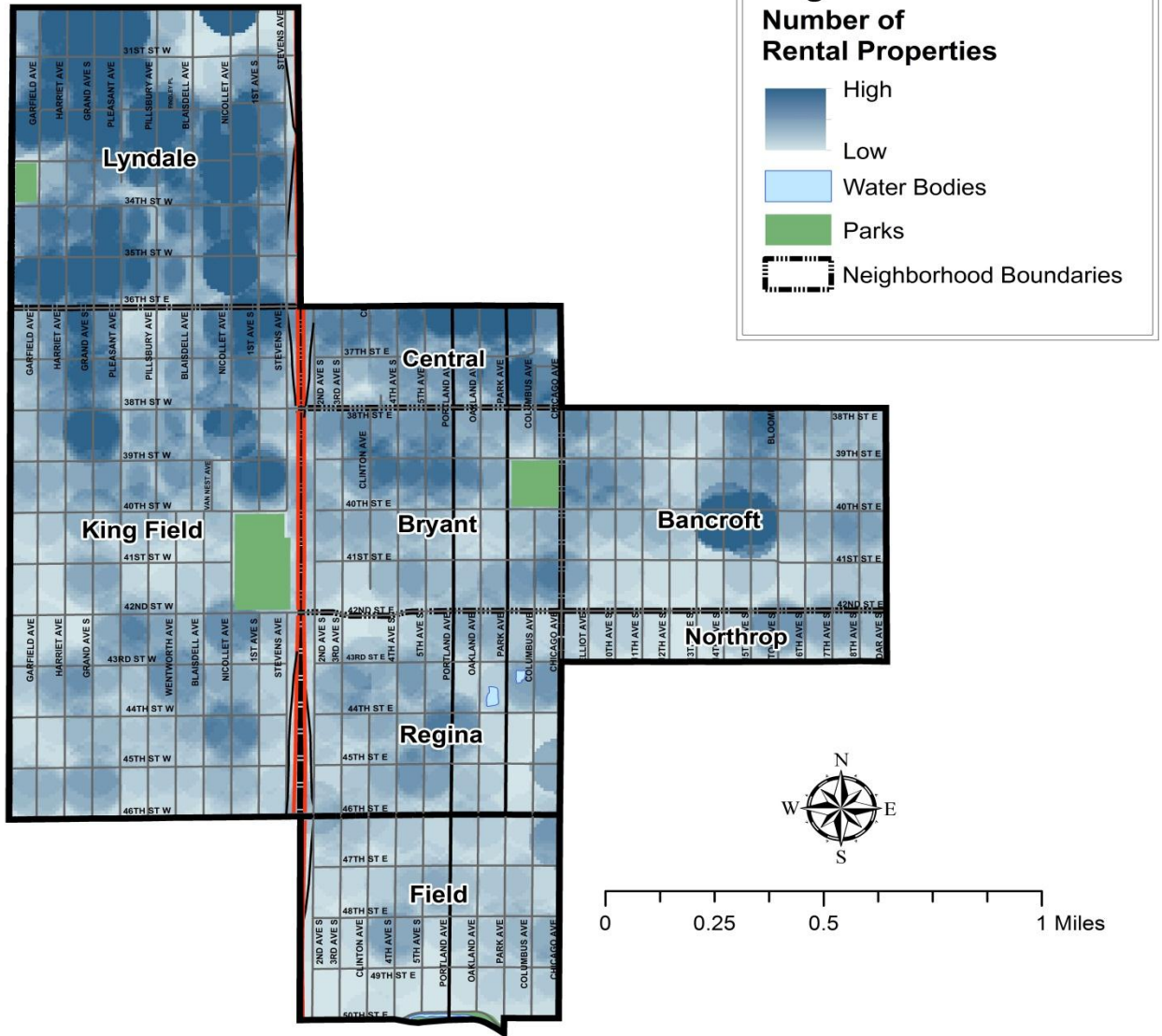
The Census & American Community Survey data was compiled by MN Compass

Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/minneapolis-saint-paul#lareas>

CPED <http://www.minneapolismn.gov/census/2010/index.htm>

Ward 8 Rental Properties



Summary

Neighborhood	Number of Rental Licenses
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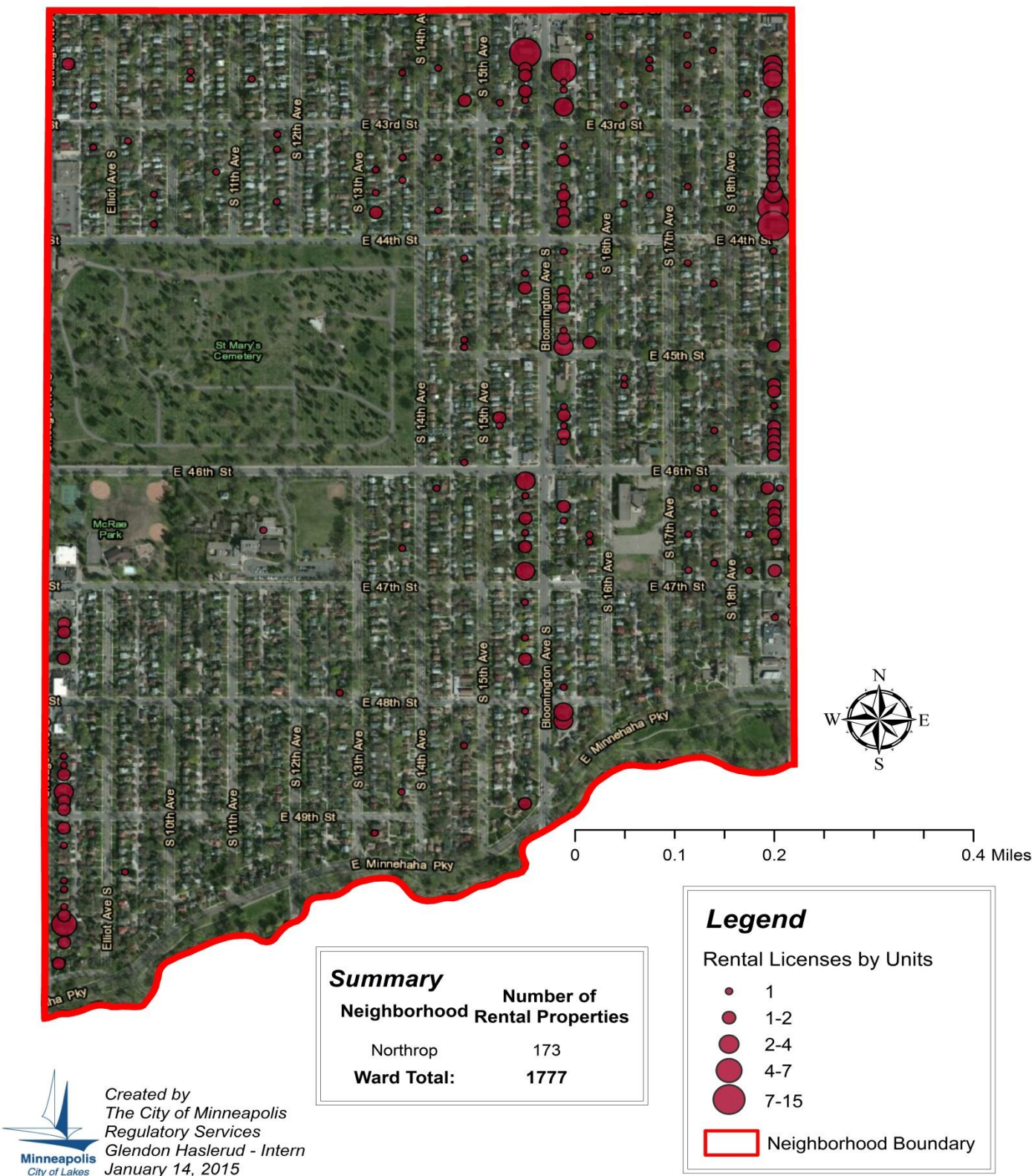
Bancroft	212
Bryant	160
Central	141
Field	76
Kingfield	431
Lyndale	608
Northrop	32
Regina	117

Ward Total: 1777

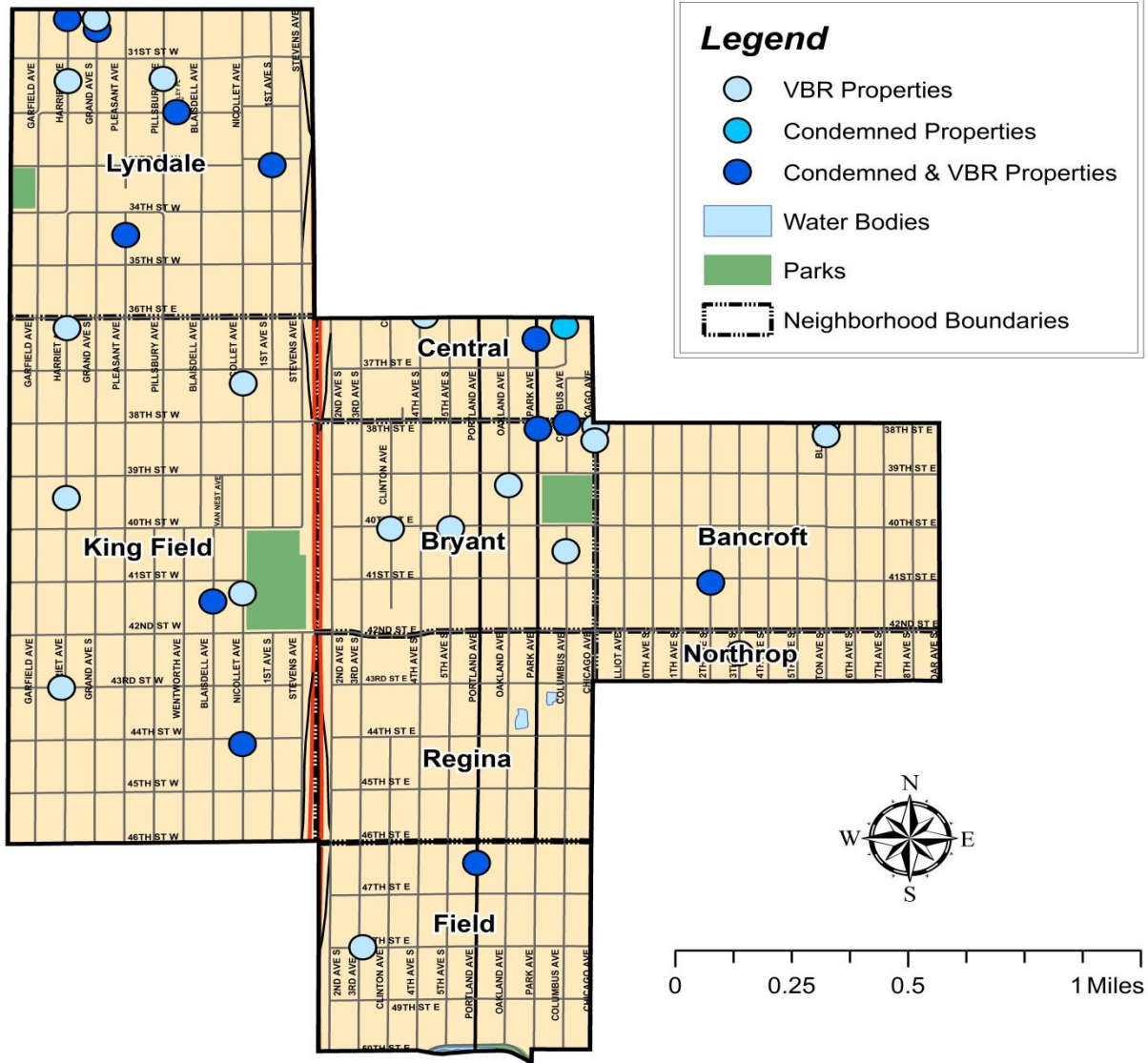


Created by
 The City of Minneapolis
 Regulatory Services
 Quinn Carr - Administrative Analyst
 January 14, 2015

Northrop Rental Properties



Ward 8 Condemned and Vacant (VBR) Properties



Summary

Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Bancroft	00	03	01
Bryant	00	05	02
Central	01	01	01
Field	00	01	01
Kingfield	00	05	02
Lyndale	00	03	05
Northrop	00	01	00
Regina	00	00	00
Total:	01	19	12



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Glendon Haslerud - Intern
January 8, 2015

Northrop Vacant (VBR) Properties



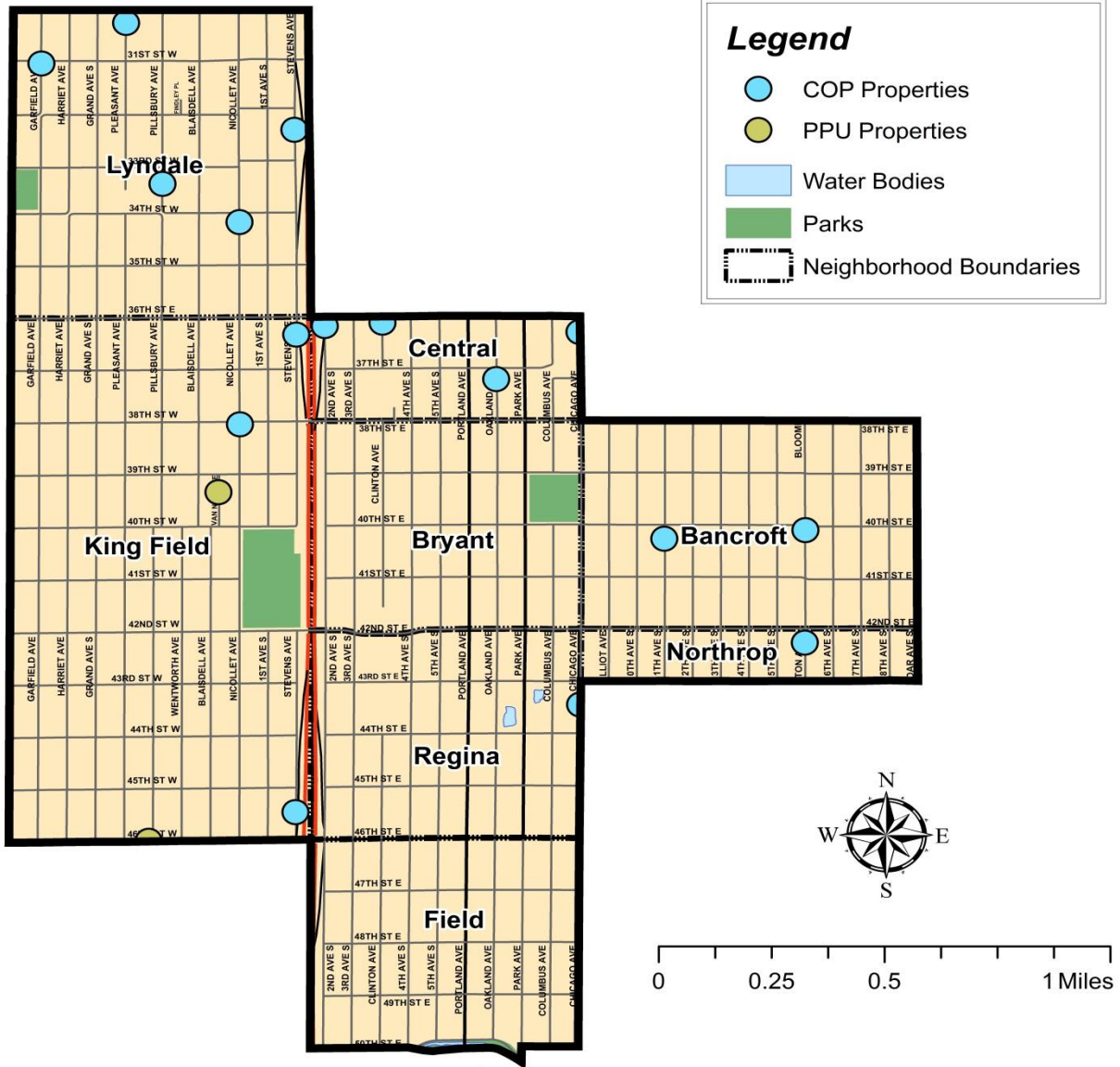
Summary			
Neighborhood	Condemned Properties	VBR Properties	Condemned & VBR Properties
Northrop	00	03	00
Total:	01	19	12

Legend

VBR Properties

Neighborhood Boundary

Ward 8 Conduct on Premise (COP) & Problem Properties (PPU)



Summary

Neighborhood	COP Properties	PPU Properties
Bancroft	02	00
Bryant	00	00
Central	04	00
Field	00	00
Kingfield	03	02
Lyndale	05	00
Northrop	01	00
Regina	01	00
Total:	16	02

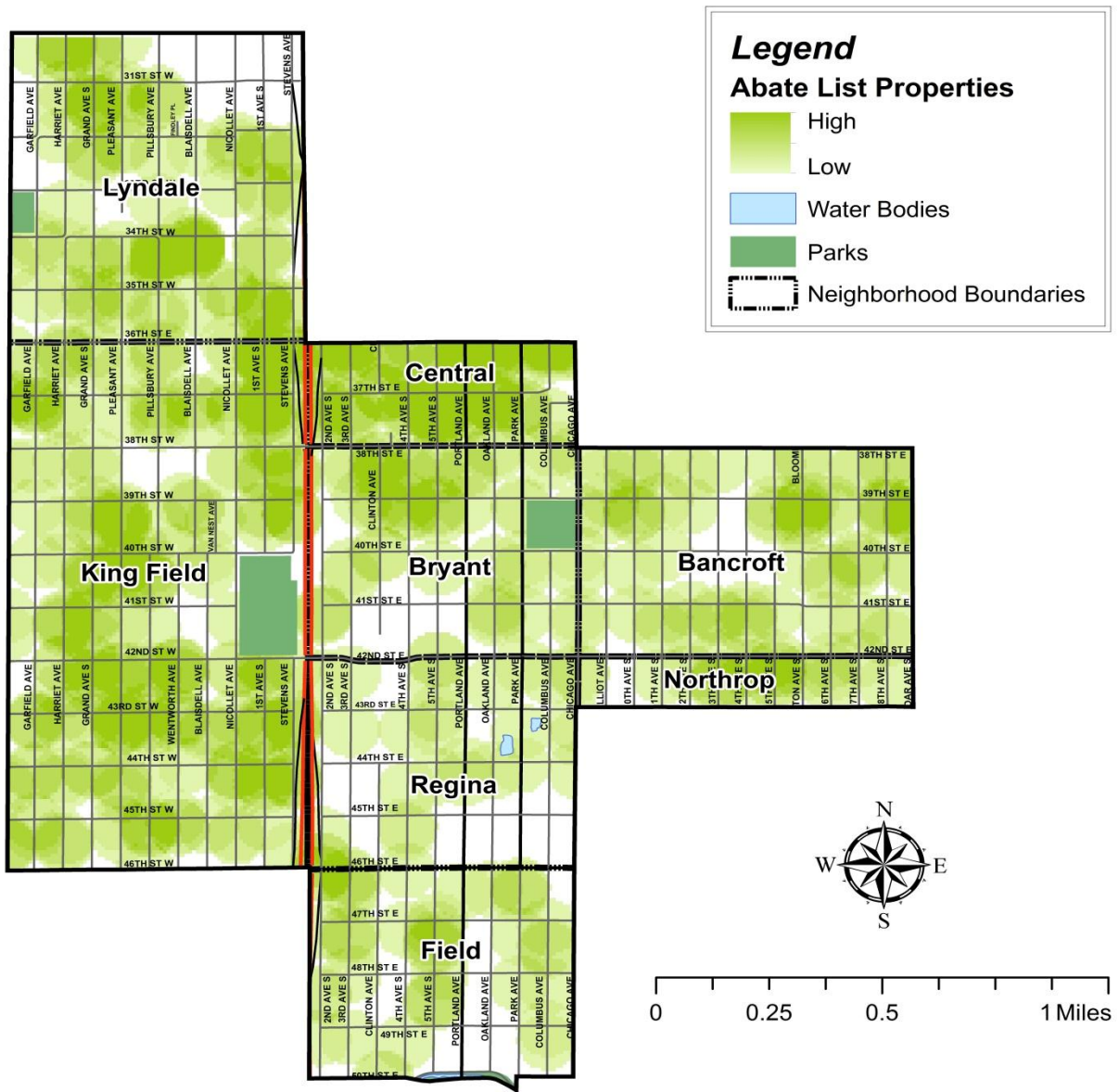


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Northrop Conduct on Premise (COP) Properties



Ward 8 Abate List Properties



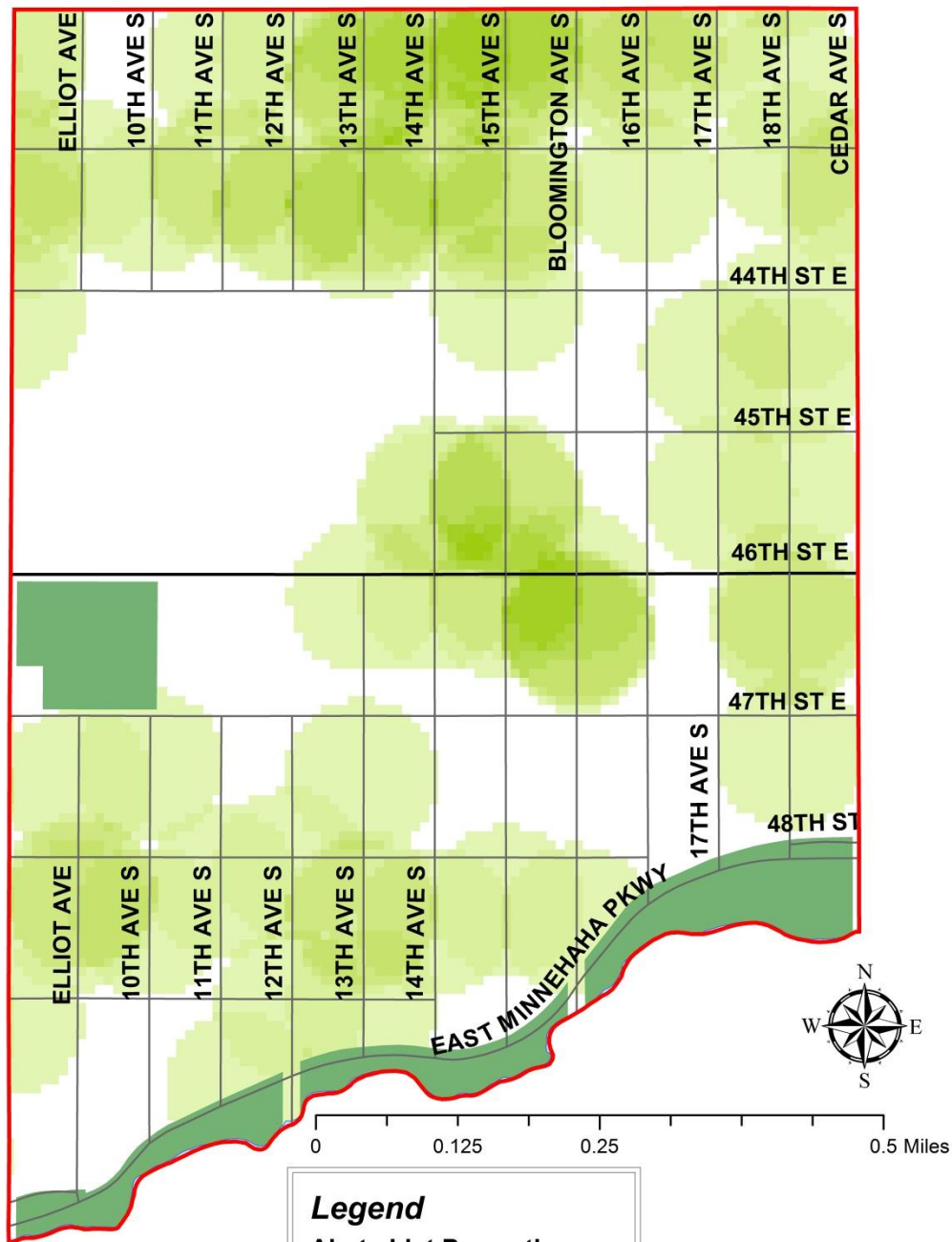
Summary

Neighborhood	Amount of Abate List Properties
Bancroft	69
Bryant	44
Central	75
Field	42
Kingfield	211
Lyndale	88
Northrop	21
Regina	27
Total:	577



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January 8, 2015

Northrop Abate List Properties



Summary

Neighborhood	Amount of Abate List Properties
Northrop	82
Ward Total:	577

Legend

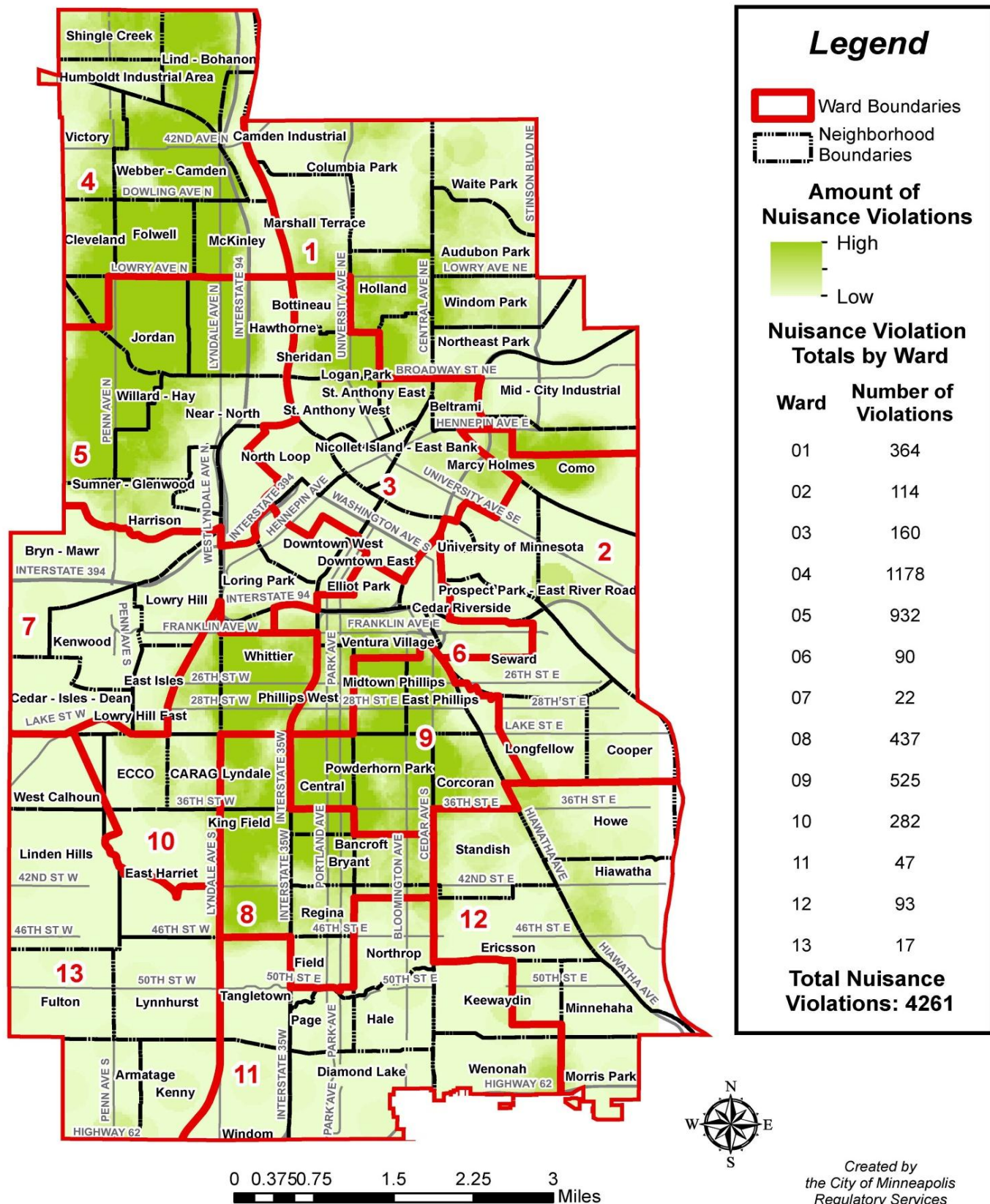
Abate List Properties

- High
- Low
- Water Bodies
- Parks
- Neighborhood Boundary

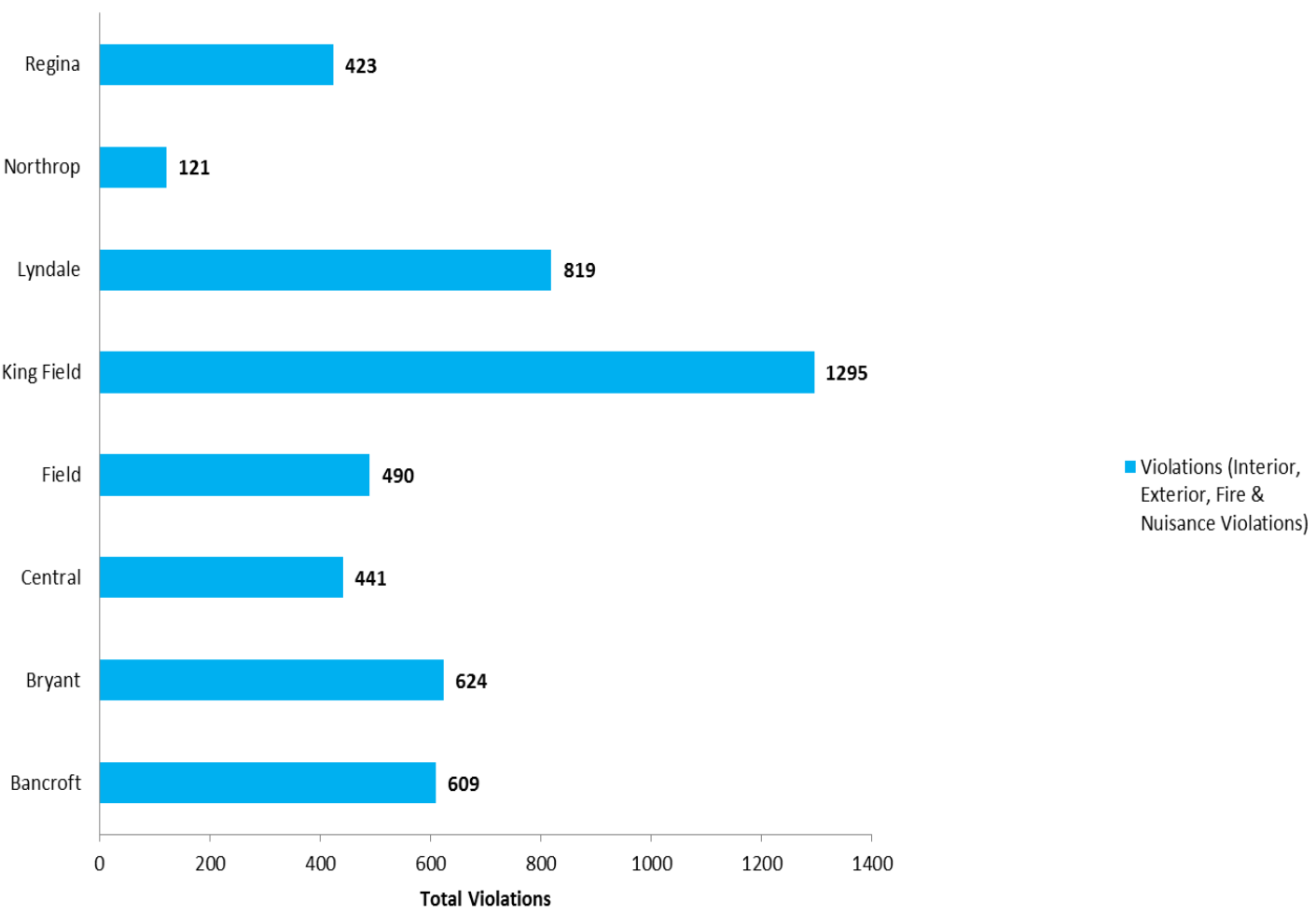


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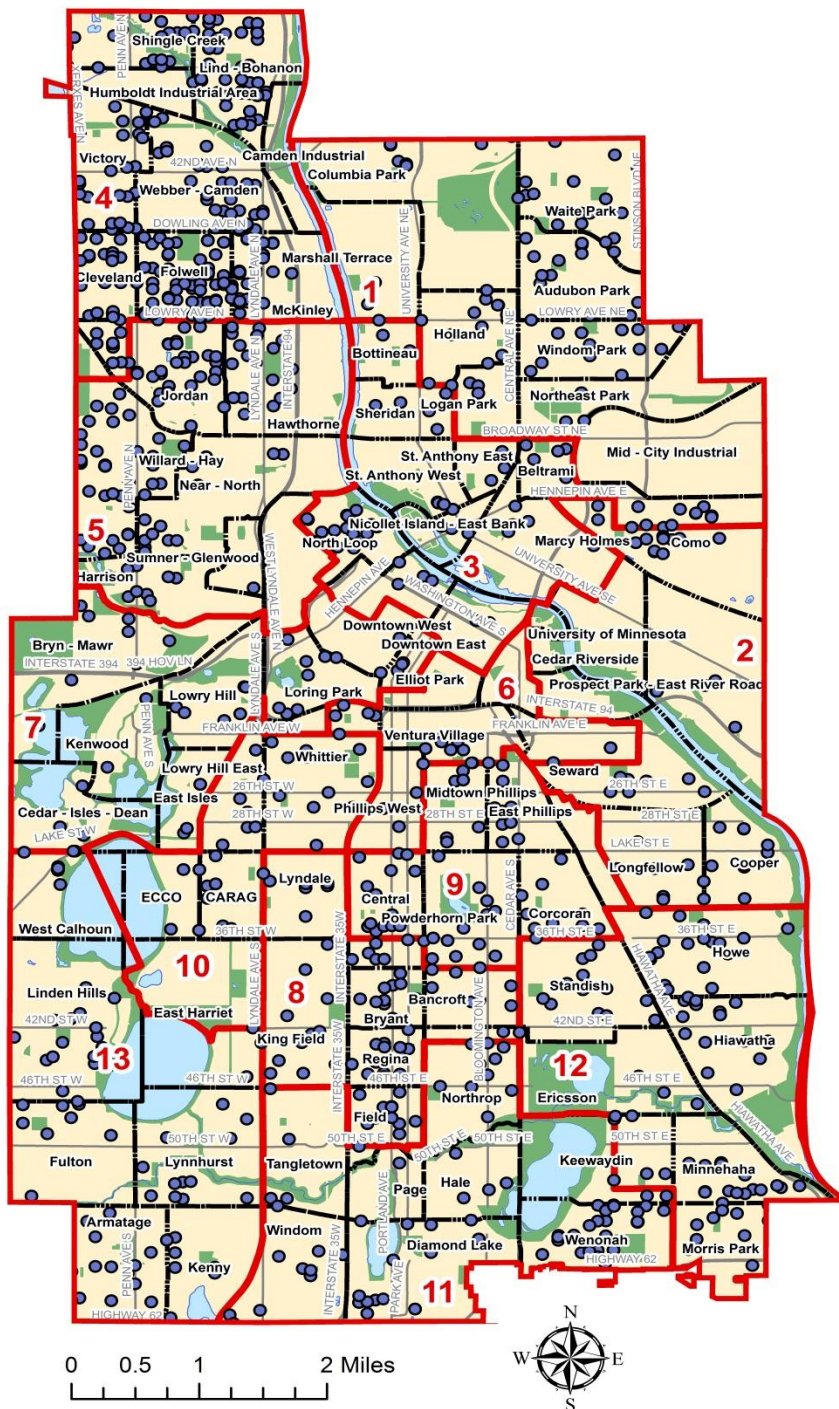
Nuisance Violations by Ward & Neighborhood – through Q2 2014



Violations in Ward 8 (last 2 years)



Citywide Rental License Conversions in 2014



Legend

- Conversion Properties
- Ward Boundaries
- Neighborhood Boundaries
- Parks
- Water Bodies

Summary

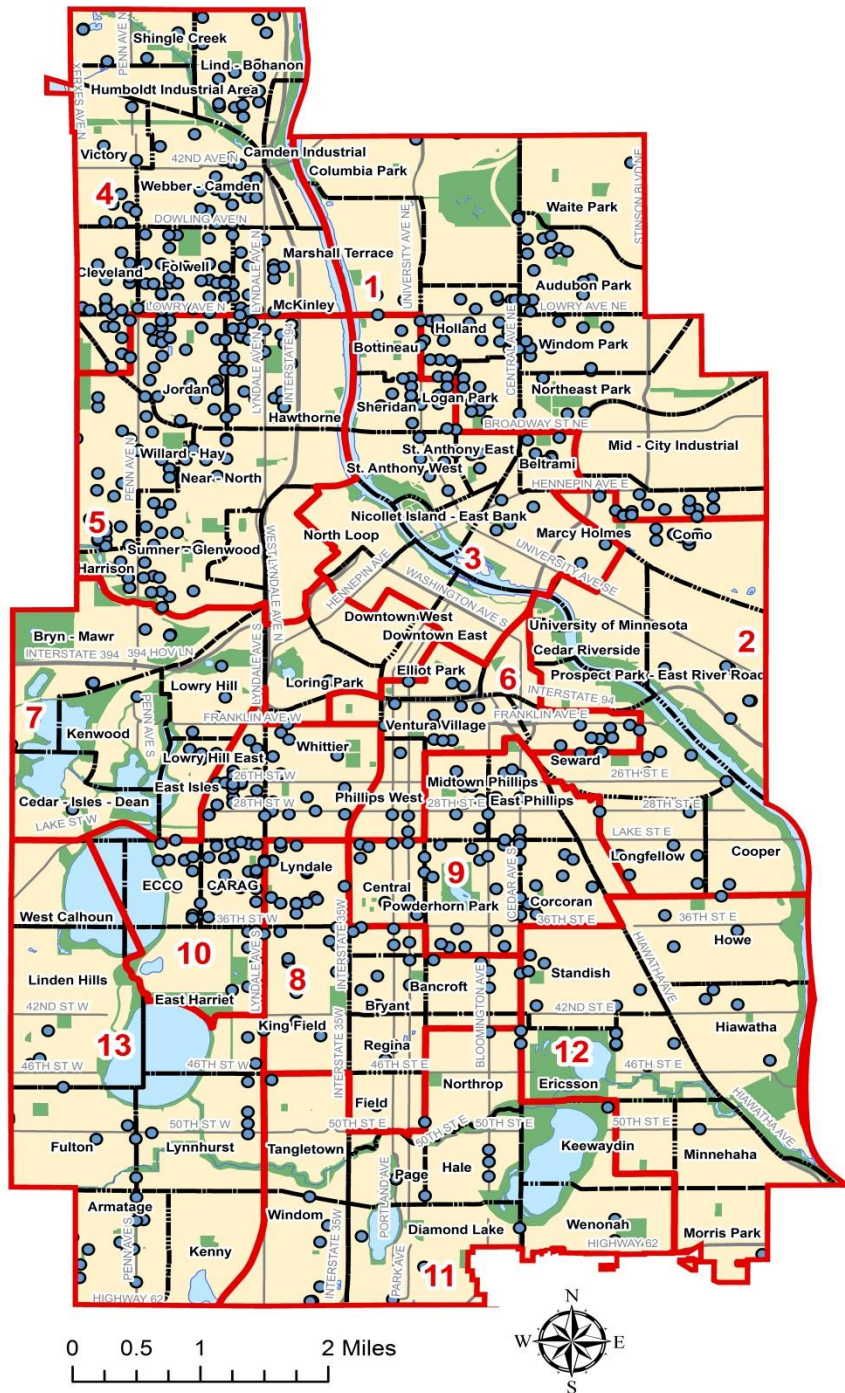
Property Distribution by Ward

Ward	Conversions
01	86
02	44
03	83
04	253
05	111
06	18
07	55
08	69
09	58
10	37
11	75
12	83
13	74

Total Properties: 1046

**2 properties could not be displayed on the map*

Citywide Rental License Change of Ownerships in 2014



Legend

- CHOWN Properties
- ▭ Ward Boundaries
- ▭ Neighborhood Boundaries
- Parks
- Water Bodies

Summary

Property Distribution by Ward

Ward	CHOWNs
01	91
02	31
03	39
04	130
05	118
06	30
07	18
08	48
09	53
10	74
11	25
12	24
13	31

Total Properties: 712

Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
 - Includes disaggregated data analytics
 - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
 - Define metrics and indicators based on actual expressed need of stakeholders
 - Increase push of data externally

Contact us:

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Residential inspections for single family homes up to triplexes

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Residential inspections for multifamily (4+) buildings

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Visit our Website:

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by
partnering with residents,
neighborhoods and businesses to
make the city safer, healthier and
more inviting to all.*

Department includes:

Housing Inspection Services/PPU

Fire Inspection Services

Traffic Control

Animal Care and Control